

**Note: The following case(s) is/are included in this ad.**

**Click on the process number or applicant's name to go directly to the ad.**

<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>04-121</u></a>	<a href="#"><u>CENTURY-HOMESTAR LTD.</u></a>
<a href="#"><u>04-170</u></a>	<a href="#"><u>MIGUEL &amp; NORA DELGADO</u></a>
<a href="#"><u>04-206</u></a>	<a href="#"><u>WESTERN ESTATES</u></a>
<a href="#"><u>04-267</u></a>	<a href="#"><u>ROGER &amp; ELSA TOMAS</u></a>
<a href="#"><u>04-285</u></a>	<a href="#"><u>FARMLAND DEVELOPMENT L. L. C.</u></a>
<a href="#"><u>04-286</u></a>	<a href="#"><u>NAVA BROTHERS INVESTMENTS, INC.</u></a>
<a href="#"><u>04-287</u></a>	<a href="#"><u>ANGEL G. MOLINA</u></a>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 12/1/04 TO THIS DATE:

HEARING NO. 04-12-CZ11-4 (04-206)

33-56-39  
Council Area 11  
Comm. Dist. 9

APPLICANT: WESTERN ESTATES

(1) EU-1 to RU-1

REQUEST #1 ON PARCEL "A"

(2) EU-1 to RU-1M(b)

REQUEST #2 ON PARCEL "B"

SUBJECT PROPERTY: PARCEL "A": The south 75' of the west 250'; the south 98.48' of the east 307.64' of the west 557.64'; and the south 75' of the east 100' of the west 667.64' of Block 4 of MAJESTIC ESTATES, SECOND ADDITION, Plat book 151, Page 57 TOGETHER WITH: The south 98.8' of the east 557.28'; and the south 75' of the west 100' of Block 1, of MAJESTIC ESTATES, SECOND ADDITION, Plat book 151, Page 57. AND: PARCEL "B": Block 4 of MAJESTIC ESTATES, SECOND ADDITION, Plat book 151, Page 57, LESS the following portion thereof: The south 75' of the west 250'; the south 98.48' of the east 307.64' of the west 557.64'; and the south 75' of the east 100' of the west 667.64'. TOGETHER WITH: Block 1 of MAJESTIC ESTATES, SECOND ADDITION, Plat book 151, Page 57, LESS THE FOLLOWING PORTION THEREOF: The south 98.8' of the east 557.28'; and the south 75' of the west 100' of said Block 1.

LOCATION: Lying north of S.W. 184 Street and east & west of S.W. 154 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6.1454 Net Acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)  
RU-1 (Single Family Residential)  
RU-1M(b) (Modified Single Family 6,000 sq. ft. net)

HEARING NO. 05-1-CZ11-1 (04-121)

20-54-39  
Council Area: 11  
Comm. Dist. 11

APPLICANT: CENTURY-HOMESTAR LTD.

- (1) Applicant is requesting to permit a single family residence setback 22' (25' required) from the rear (west) property line.
- (2) Applicant is requesting to permit a lot coverage of 45.31% (40% maximum permitted) (41% previously approved).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The plans are on file and may be examined in the zoning department entitled "Proposed New Residence Miller Cove," as prepared by Teresita Vazquez, Reg. Architect, consisting of 3 pages, dated last revised 11/3/03." Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 25, Block 6, MILLER COVE, Plat book 158, Page 67.

LOCATION: Lying west of S.W. 163 Court, and approximately 60' north of S.W. 56 Street (Miller Drive) A/K/A: 5550 S.W. 163 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5,000 Sq. Ft.

PRESENT ZONING: RU-1(M)(a) (Modified Single Family 5,0000 sq. ft. net

APPLICANTS: MIGUEL & NORA DELGADO

- (1) MODIFICATION of Condition #6 of Resolution 4ZAB-457-89, passed and adopted by the Zoning Appeals Board as last modified by Resolution 5ZAB-480-94, only as it applies to the subject property and reading as follows:

FROM: "6 That a plat restriction be recorded for the subject property imposing the prohibition from filling any areas of these lots which are not reflected in the approved plan and constructing/erecting any structures (excluding fences as approved by DERM) in those areas not filled to flood criteria."

TO: "6 That a plat restriction be recorded for the subject property imposing the prohibition from filling any areas of these lots which are not reflected in the approved plan and constructing/erecting any structures (excluding fences and chickee huts as approved by DERM) in those areas not filled to flood criteria."

The purpose of the request is to permit a chickee hut as may be approved by DERM in the drainage easement.

- (2) Applicant is requesting to permit a chickee hut setback 3.2' from the interior side (north) property line (7.5' required).
- (3) Applicant is requesting to permit a chickee hut spaced 7' from the residence (10' required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #2 & #3 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Boundary Survey," as prepared by Caribbean Land Surveyors, Inc., and dated 5/7/04 and consisting of one sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 10, Block 2, BARIMA ESTATES, Plat book 139, Page 13.

LOCATION: 4644 S.W. 159 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 100' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANTS: ROGER & ELSA TOMAS

- (1) Applicant is requesting to permit a covered terrace addition to a townhouse residence setback 5'1" (20' required/14' previously approved) from the rear (NW/ly) property line.
- (2) Applicant is requesting to permit the covered terrace addition setback 12' (15' required) from the side street (Northeast) right-of-way.
- (3) Applicant is requesting to permit the existing townhouse residence setback 12' (15' required) from the side street (Northeast) right-of-way.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "As-Built Plans for Covered Terrace Enclosure," as prepared by Victor Somohano, P. E., consisting of one sheet dated 5/27/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 4, Block 11 of CUSAL SUBDIVISION, Plat book 111, Page 29.

LOCATION: 8157 S.W. 153 Court, Miami-Dade County, Florida.

SIZE OF PROEPRTY: 0.064 Acre

PRESENT ZONING: RU-3M (Minimum Apt. House 12.9 units/net acre)

HEARING NO. 05-1-CZ11-4 (04-285)

14-55-39  
Council Area 11  
Comm. Dist. 9

APPLICANT: FARMLAND DEVELOPMENT L. L. C.

(1) GU to IU-C

(2) Applicant is requesting to permit a lot area of 3.1856 acres (10 acres required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 may be considered under §33-311(A)(19) (Alternative Site Development Option for the IU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: The south 209' of the north 1/3 of the west ½ of the SW ¼ of the SE ¼ in Section 14, Township 55 South, Range 39 East.

LOCATION: Lying on the east side of theoretical S.W. 132 Avenue & 240' south of S.W. 132 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.1856 Acres

GU (Interim)

IU-C (Industry – Conditional)

HEARING NO. 05-1-CZ11-5 (04-286)

14-55-39  
Council Area 11  
Comm. Dist. 9

APPLICANT: NAVA BROTHERS INVESTMENTS, INC.

(1) GU to IU-C

(2) Applicant is requesting to permit a lot of 5.01856 acres (10 acres required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(19) (Alternative Site Development Option for the IU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: The north  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  in Section 14, Township 55 South, Range 39 East.

LOCATION: Lying on the Southwest corner of theoretical S.W. 132 Street & theoretical S.W. 132 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.01856 Acres

GU (Interim)

IU-C (Industry – Conditional)

APPLICANT: ANGEL G. MOLINA

- (1) Applicant is requesting to permit an addition to a single-family residence setback varying from 5.7' to 7.33' (7.5' required) from the interior side (west) property line.
- (2) Applicant is requesting to permit a lot coverage of 37.68% (35% maximum permitted).
- (3) Applicant is requesting to permit the single-family residence setback a minimum of 7' (7.5' required) from the interior side (east) property line.
- (4) Applicant is requesting to permit said single-family residence setback a minimum of 24.66' (25' required) from the rear (north) property line.
- (5) Applicant is requesting to permit a 7' high wood fence along the north property line, and portions of the east and west property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Angel Molina Residence Addition (As Built)," as prepared by Orestes Lopez-Recio, consisting of 7 sheets dated 10/19/01. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 13, Block 29, SAN SEBASTIAN UNIT NO. 5, Plat book 111, Page 9.

LOCATION: 13365 S.W. 46 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.172 Acre

PRESENT ZONING: RU-1 (Single Family Residential)